

605 7 Avenue #304, Calgary T2E 0N4

MLS® #: **A2188505** Area: **Renfrew** Listing Date: **01/17/25** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Garage Faces Front,Heated Garage,Parkade,Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,385**
 Low Sqft:
 Ttl Sqft: **1,385**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler,See Remarks**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Stucco**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Induction Cooktop,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Closet Organizers,Elevator,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	12`0" x 12`0"	Kitchen	Main	13`7" x 9`4"
Living/Dining Room Combination	Main	19`0" x 20`11"	Office	Main	8`8" x 9`2"
Bedroom - Primary	Main	15`11" x 12`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$780

Fee Simple

MC-2

Fee Freq:

Monthly

Legal Desc:

1710276

Remarks

Pub Rmks:

Luxury Meets Lifestyle in Renfrew Welcome to LUSSO, where sophistication and comfort come together in this exclusive boutique building. This stunning 2-bedroom + den, 2-bathroom corner unit boasts just under 1,400 sq. ft. of thoughtfully designed living space, complete with sweeping downtown views and finishes that redefine modern luxury. Step into the open floor plan that maximizes light and space, creating a seamless flow perfect for both relaxation and entertaining. The kitchen is a chef's dream, featuring rich walnut cabinetry, sleek quartz countertops, and top-of-the-line Fisher & Paykel appliances. The oversized island provides ample prep space and doubles as an inviting gathering spot for guests. The living and dining areas exude elegance, with large windows offering breathtaking views of the city skyline. The versatile den, accessed through double French doors, adds function and privacy—ideal for a home office or cozy retreat. The second bedroom offers a comfortable sanctuary with a generous closet and easy access to a stylish 4-piece bathroom, perfect for guests or family. The primary suite is the epitome of indulgence, bathed in natural light and boasting panoramic views. A walk-through closet with custom organizers leads to the luxurious ensuite, featuring double sinks, a steam shower, and extensive cabinetry for all your storage needs. Every detail has been meticulously curated, from the neutral paint tones to the timeless white oak flooring, ensuring a space that feels both inviting and refined. Built with concrete and steel construction, the building ensures unmatched privacy and peace of mind. Each unit is equipped with its own air makeup system and air conditioning for optimal comfort. Amenities include a fully equipped main-floor gym, secure bike storage, a storage locker, and titled underground parking. With only 20 units, this building offers an unparalleled sense of exclusivity and community. Nestled in the heart of Renfrew, this gem is surrounded by green space and steps away from Calgary's finest shops, restaurants, and entertainment. Experience a lifestyle where luxury and convenience meet—schedule your private tour today!

Inclusions:

None

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









